

Municipio Autónomo de Guaynabo

R02-21-A-014

IV.D. Narrative Information Sheet

1. Applicant Identification:
Municipality of Guaynabo
PO Box 7885
Guaynabo, PR 00970
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. We are not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.
3. Location:
 - a. Municipality of Guaynabo
 - b. Guaynabo
 - c. Puerto Rico
4. Property Information for Site-Specific Proposals: Not applicable
5. Contacts:
 - a. Project Director:
Mr. Ramon Melendez, Director of Federal Affairs Office
(787) 920-7007
rmelendez@guaynabocity.gov.pr
PO Box 7885
Guaynabo, PR 00970
 - b. Chief Executive/Highest Ranking Elected Official:
Hon. Angel Pérez Otero, Mayor
(787) 920-7007
perezotero@guaynabocity.gov.pr
PO Box 7885
Guaynabo, PR 00970
6. Population¹: Census Tracts containing priority sites: CT401.01 – 1,646; CT401.03 – 2,035.
Population for the Municipality of Guaynabo – 88,663 (2018 American Community Survey 5-Year Estimate)

¹Because Applicant is a municipality (similar to a county), population data is reported in census tracts in which each priority site is located.

7. Other Factors Checklist:

Other Factors	Page#
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	Pg. 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Pg. 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	



GOVERNMENT OF PUERTO RICO

Department of Natural and Environmental Resources

October 26, 2020

Hon. Ángel Pérez-Otero

Mayor
Municipality of Guaynabo
PO BOX 7885
Guaynabo, PR 00970

Dear mayor Pérez-Otero:

MUNICIPALITY OF GUAYNABO ACKNOWLEDGEMENT LETTER FOR THE INTENTION TO APPLY FOR FY-21 US EPA BROWNFIELD'S PROGRAM FOR A COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT AT THE MUNICIPALITY OF GUAYNABO, PUERTO RICO

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of Guaynabo informing its intention to apply for a Community Wide Brownfields Hazardous Substance Assessment Grant. DNER acknowledges and support the initiative taken by the Municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality.

DNER encourages the municipality to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, by email at melvinmenendez@jca.pr.gov.

Cordially,

Rafael A. Machargo Maldonado
Secretary

MMF

C Teresita Rodríguez, USEPA
Ramón A. Meléndez, Municipality of Guaynabo



IV.E. NARATIVE/RANKING CRITERIA

1 Project Area Description & Plans for Revitalization, a. Target Area & Brownfields, i. Background & Description of Target Area: Founded in 1769, the urban Municipality of Guaynabo (Municipality) in northeastern Puerto Rico (PR), has a population of 88,663 (US Census American Community Survey 2014-2018 Estimates (2018 ACS)) and is 5 miles southwest of San Juan. Our working-class and service industry had a vibrant economy, in part, due to Section 936 (936 exemption) of the US tax code, which incentivized US companies to operate in PR through valuable tax exemptions. These incentives were eliminated in 2006, causing many companies to leave PR for more tax-friendly countries like Singapore and Ireland, and drove PR into a deep recession that remains today, leading to job losses and population decline as people left Guaynabo for the US mainland in search of employment. Those fortunate to have employment are paid less relative to the cost of living. While Guaynabo residents have seen a decrease in household income (adjusted for inflation) of 7.6% (US Census) since 2000, the cost of living has increased 18% over the same period. Many residents still feel the impacts of these losses.

In September 2017, hurricanes Irma and Maria ravaged Guaynabo, exacerbating extreme socioeconomic and financial pressures. Devastating winds and rain destroyed buildings and caused catastrophic landslides and flooding of the Guaynabo River and a 4-foot storm surge in San Juan Bay which Guaynabo borders to the north. All electric power and drinking water services were severely damaged or destroyed as were 2,820 homes. Commercial properties experienced substantial damage, and many are now closed brownfields, some of which are releasing chemicals, lead paint, petroleum, and other hazardous substances into the environment. Over 125 municipally-owned structures, and 50 locations in the transportation infrastructure were damaged. Basic public services were halted for months and hundreds of residents were forced into temporary shelters due to total loss of their homes.

The storms followed a decade-long economic slide that included business closures and population loss. After Maria, the population was reduced another 14% (Center for Puerto Rican Studies, City University of New York) as residents migrated to the US mainland for better employment opportunities rather than return to their shattered lives in Guaynabo. Those who chose to remain or have returned are fighting to recover what the past decade of loss has taken. We continue to suffer through a difficult job market with dozens of employers unable or unwilling to reopen businesses, and these challenging conditions have resulted in many abandoned brownfields in our municipality, slowing the progress on older brownfields as resources have been reallocated to more urgent needs.

As employers shuttered their doors after the 936 exemption repeal and hurricanes marred our community, brownfields have steadily become more prevalent. Municipality officials state that criminal activity in the target area is greater than in the remainder of Guaynabo. The worst-hit area, where redevelopment investment has the greatest potential, is the Bay Area District (Bay Area). This is the target area where grant funding will have the greatest impact. A focused effort has been made to invest in the target area, creating detailed reuse plans to maximize investments and leverage additional funding. If properties outside the Bay Area (below) become high priority during the cooperative agreement period, we may choose to invest grant funding on them as well; however, the redevelopment focus for this grant will remain the Bay Area.

The Bay Area stretches 1.7 miles northeast to southwest in the northern part of Guaynabo and includes the Amelia Industrial Park, one of the most prominent industrial parks in the region. It was once known for large companies where thousands of local residents worked. It brought significant economic value to the municipal economy and many from nearby municipalities commuted to work there, adding to our local economy and tax revenues. Unfortunately, after the repeal of the 936 Exemption, target area businesses closed forcing residents into financial despair. Income is less than 1/3 than that of the US, and poverty is 3.5X greater in the Bay Area than the US (2018 ACS) (2.a.ii).

1.a.ii. Description of the Priority Brownfield Site(s): The target area has a significantly higher concentration of brownfields compared to the rest of our community with the highest priority sites listed in Table 1 offering great opportunity for successful redevelopment. For example, the Rehabilitation Center remains unused due to fear of contamination, with potential hazardous chemicals impacting Bay Area residents. The historical uses of our priority sites, likely environmental issues, and potential health effects on those exposed to these uncontrolled sites are summarized in Table 1 below.

Table 1	Priority Sites, Location, Size & Proximity to Target Area Residents/Near Water Body	Historic Use/Current Use & Condition/Planned Reuse (further discussed in Section 1.b.i.)	Suspected Contaminants*
	Vacant Lot – PR24, ±3.25 acres, adjoins low income & minority residential, site located in a floodway	Former industrial site / Vacant, damage from hurricane / low to moderate income multi-family housing	metals, petroleum, VOCs, SVOCs, PAHs, PCBs
	Former Auto Parts Store – Calle E. Ramos Antonini, 0.1 acres, adjoins low income & minority residential, located in a floodway	Former auto-parts store / Vacant, deteriorating structure damaged by hurricane / Mixed use commercial / residential	metals, petroleum, VOCs, SVOCs, PAHs, PCBs, lead paint, asbestos
	Former Rehabilitation Center – PR24, 0.35 acres, adjoins low income & minority residential, located in a floodway	Former rehabilitation center / Vacant lot / Future education center	metals, petroleum, VOCs, SVOCs, PCBs, lead paint, asbestos
	Abandoned Store – PR24, 0.1 acres, located in low income & minority residential, located in a floodway	Former retail store/ Vacant, deteriorating structure, damaged by hurricane / Mixed use commercial / residential	asbestos, lead paint, petroleum, PCB's
	Former Auto Repair – PR24 ±0.1 acres, , located in low income & minority residential, located just outside a floodway, 850' from San Juan Bay	Former auto repair shop / Vacant, deteriorating structure / Future commercial development	metals, petroleum, VOCs, SVOCs, PAHs, PCBs, lead paint, asbestos
*According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include: damage to skin, liver, kidneys, heart, spleen, nervous, respiratory, hormonal, blood, and immune systems, and may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).			

As noted in Table 1, **4 of 5 priority sites are located in a floodway**, and redevelopment plans for these sites will consider this with designs that reduce the flood risk to new developments without negatively impacting neighboring properties. These sites are our highest priorities because they meet immediate needs in our community, align with our revitalization plans, and redevelopment is imminent if EPA funding is awarded. Redevelopment plans have already been prepared for the target area priority sites (1.b.i). Increasing our low income housing stock will help those hardest hit by job losses and the hurricanes, adding commercial and retail development will stimulate our tourism market, and adding an education center will improve the educational attainment of local citizens, improving their opportunity to earn a competitive wage. Once redeveloped, they will serve as examples of success, triggering more investment. With the EPA's grant funding the initial, high-risk due diligence investment, the likelihood of a successful redevelopment is much higher.

1.b. Revitalization of the Target Area, i. Reuse Strategy & Alignment with Revitalization Plans: The 2010 Guaynabo Territorial Plan (Revitalization Plan) specifies the redevelopment of existing vacant and underutilized urban space (brownfields redevelopment) as a critical initiative, creating greatly need low and moderate income housing, modern commercial and industrial development, high wage jobs, and increased tourism focused development throughout our municipality, but particularly in the target area. Our Revitalization Plan calls for land reuse that addresses economic and environmental concerns while also addressing equity issues for residents, primarily low-income residents and minorities. We were beginning to put the pieces in place to implement a strategy of creating modern, commercial development, industrial investment, and housing that balances social, economic and environmental interests in an initiative to create sustainable, lasting development when our economy began its sharp decline.

Per our Revitalization Plan, we will diversify and modernize our industrial sector to minimize the impacts of future employer cutbacks/closures and create modern commercial development and affordable housing. This in turn will provide location options for support services for the industrial and commercial base and residential options desperately needed in these areas of our community. Our Revitalization Plan calls for an increase in low-income housing, providing residential stock constructed with modern techniques. These redevelopment activities will directly address our greatest needs by adding jobs and residential options and will encourage people to return to Guaynabo from the mainland to participate in and benefit from the reconstruction of our community.

Guaynabo is requesting \$300,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs), providing the initial, highest risk investment necessary for brownfields redevelopment. Funding will also be committed to improving/reprioritizing a recently created inventory and conducting cleanup planning activities. This approach will maximize grant value and trigger further environmental and redevelopment work with other funding as noted in 1.c.i., all of which will help us reach our Revitalization Plan goals. For example, plans are underway to redevelop

the Vacant Lot into low income multifamily housing, creating temporary construction jobs and much needed housing. This development will bring an estimated 100 housing units, over 100 construction jobs, and an estimated \$10M in investment to our community. Putting redevelopment resources in the heart of the target area will set an example and maximize the likelihood of growth and redevelopment in this struggling area of our community. EPA-funded assessment of property will help leverage funding for revitalization and create an important development in an area where redevelopment success is badly needed. Development of the Abandoned Store into mixed use commercial/low-income residential housing will meet two important needs by attracting tourism to the area to visit new commercial establishments, and create residential options that are scarce after Maria damaged so many homes. The restoration of Former Auto Parts Store will create jobs, housing, and attract tourists through its commercial/residential mixed use development while eliminating blight. Redevelopment of the former Rehabilitation Center into an educational facility will create temporary construction and permanent jobs and will offer the next generation of Guaynabo residents the opportunity to better their education, improving opportunities for them and the community. Restoring the Former Auto Repair will add much needed commercial space, bring new jobs, and add modern, energy efficient building construction.

1.b.ii Outcomes & Benefits of Reuse Strategy: Reuse of brownfields will generate more tax revenue for the Municipality. All 5 priority sites are located in an Opportunity Zone (OZ), making the redevelopment of these sites attractive to investors. Currently, at least 3 Opportunity Funds have been established and are making investments in PR (Puerto Rico Opportunity Fund, Wefunder Puerto Rico Opportunity Fund, & Community Outcome Fund), and we will work with these funding resources and developers to further facilitate investment in our brownfields. Through increased investment, jobs will be created, new residential units will be constructed, and property values will be enhanced. Sites located in OZs will be marketed as such, ensuring that OZ investors are aware of the value brownfield reuse brings. Based on previous, similar development projects in our community, **the full redevelopment of Table 1 sites will create 250+ high-value jobs, 125 housing units, and an estimated \$150K in annual tax revenue**, add tourism resources, and commercial and industrial development, which all align with our Revitalization Plan. Using these sites as examples, this success story can be duplicated on other sites in the community. For example, reuse of the Abandoned Store will remove real and perceived environmental contamination (asbestos, lead paint, petroleum, PCB's), and eliminate an environmental threat to the nearby San Juan Bay. Blight will be eliminated, removing the lure for crime that the abandoned property presents. Municipality officials state that criminal activity in the target areas is more common than in the remainder of Guaynabo. This site could again become a viable asset to the community once its redeveloped into mixed use commercial/low income housing (estimated 15 housing units). Temporary jobs would be created through construction work to remediate and redevelop the site. Low-income housing will stimulate other area investment from the private sector, creating permanent jobs in the surrounding area. With the redevelopment and reuse of Former Rehabilitation Center and Auto Parts Store, employment and revenue losses will be eliminated and replaced by economic growth throughout the community. New, energy efficient construction on priority sites will reduce energy usage and operating cost on sites where new construction is planned and repurposing the existing buildings at the Former Auto Parts Store will promote sustainable reuse of existing structures. All benefits realized by redevelopment noted above will be tracked and reported in ACRES (see 3.c).

Brownfield assessments will be linked to successful redevelopment with positive outcomes and will eliminate contaminant exposure pathways, especially in areas of low income and minority populations, improve economic competitiveness of the target areas; create sustainable, commercial developments and land recycling opportunities; leverage current and future investments; attract and increase tourism; offer small business opportunities to succeed; and create unique, healthy, and safe neighborhoods. Health indicators such as increased cancer and infant mortality (2.a.ii(2)) will no longer be influenced by environmental impacts caused by target areas' brownfields. This will be accomplished in areas where low income and minority populations are highly concentrated, supporting environmental justice goals. Investment dollars have already been identified to help complete redevelopment in the target area.

1.c. Strategy for Leveraging Resources, i. Resources Needed for Site Reuse: Guaynabo is eligible for and will seek additional funding from the following sources: EPA Brownfield Clean-up grant funds (\$500K), US Dept. of Agriculture Rural Economic Development Loans and Grants (\$300K grants/\$1M

in loans), Community Development Block Grants (CDBG) (\$900K available to the Municipality), CDBG-DR (Disaster Relief) of which nearly \$4M is available to Guaynabo, Federal Emergency Mgmt. Agency (FEMA) (\$42.5M invested or available), US Economic Development Administration (USEDA), Dept. of Transportation (DOT) grants, and new funding opportunities/incentives available in the future. Funding from these resources is available for hurricane related cleanup, remediation, demolition, site development, public infrastructure improvements, streetscape improvements, building rehabilitation, economic development projects, job training, etc., to encourage and complete our reuse strategies. Should EPA funds be awarded for environmental assessment, the EPA grant may qualify as the required match to CDBG-DR and other funding discussed above, further leveraging resources for brownfields redevelopment.

We will also seek funds from the Puerto Rico Economic Incentives Act which will be used to encourage investment and development of manufacturing and commercial businesses as planned for some of our brownfields. All target properties are located within an Opportunity Zone (OZ), and we will market brownfields as excellent tax shelters under OZ tax incentives, attracting private funds in our low-income areas. We have identified 3 Opportunity Funds in Puerto Rico (see 1.b.ii) and will engage them as brownfield redevelopment progresses. We will also attract investors using New Markets Tax Credit Benefits. Using EPA funding for the initial high-risk environmental assessment of these sites, brownfield redevelopment will be successful. As properties are assessed, we will work in partnership with many agencies and entities (HUD, FEMA, DOT, PR Dept. of Housing, PR Dept. of Economic Development & Commerce, etc.) to fill in funding gaps such as demolition funding and redevelopment incentives, ensuring successful redevelopment. A unique, detailed funding plan will be developed based on individual status and eligibility for each brownfield site or area as assessment projects are realized. CDBG, CDBG-DR, and FEMA funds were recently released, and we will seek to utilize them immediately. Other funding noted above will also be sought as it becomes available. These funds coupled with the EPA Assessment Grant will enable us to realize and document revitalization success within the next 2-4 years.

1.c.ii. Use of Existing Infrastructure: Our Revitalization Plans' land use goals emphasize the build-out of existing parcels, and rehabilitation and infill development before additional land is considered for development. Modern utility infrastructure is present in the target area (3-phase electricity, natural gas, city water and sewer, telephone and fiber optic service), providing connectivity to new development. Infrastructure damaged by hurricanes have since been repaired and is robust enough to handle the added capacity required by any planned reuse and will utilize existing services and other infrastructure (roads, curb cuts, on/off-street parking, & nearby utilities) to attract new investment in area brownfields, reducing site reuse costs. With revitalization ranging from residential to industrial, existing infrastructure will allow for easy access for commercial/industrial development, enabling residents the opportunity to work and live in the same neighborhood, creating a walkable community. All priority sites in 1.a.ii adjoin or are near heavily traveled PR165 and PR22. Additional roads or trails necessary for planned reuse will be sought from the US DOT Better Utilizing Investments to Leverage Development (BUILD) Grant program. If additional infrastructure is needed, we will utilize a combination of local funds (when available) and CDBG funds to meet the development's infrastructure needs.

2. Community Need & Community Engagement, a. Community Need, i. The Community's Need for Funding: Guaynabo does not have the funds for site assessments in our general budgets. The only available resource to address brownfield assessments is federal funding. A large portion of our community is low income, with **nearly 50% of Bay Area residents falling below the poverty line and Median Household Income (MHI) is less than 1/3 that of the US** (see 2.a.ii), making investment in our brownfields an impossibility for our community. After a decade of setbacks, resulting in significant economic decline, we have fewer jobs, reduced tax revenues, damaged municipal buildings and infrastructure, and limited local government resources. The small gains made in recent years have been wiped out by the COVID-19 pandemic. In Puerto Rico, sales tax is paid in the Municipality within which a person purchases goods and services; therefore, because approximately 60% of our residents work outside of Guaynabo, tax revenue in our community is very low. Our municipality operates on a \$128M annual budget, which cannot fully fund essential services, let alone allow us to invest in much needed infrastructure repair and maintenance. Removal of debris from the hurricanes cost \$4.5M. Brownfield

sites add to the financial burden borne by residents, suppressing residential property values, and adding to municipal expenditures through reduced tax base and additional public safety services to brownfield sites for criminal activity as indicated by the higher crime rate in the Bay Area compared to Guaynabo as a whole. The territorial government has no resources to commit to brownfields redevelopment. Moreover, local governments in PR do not have funding resources commonly available to local governments on the mainland (e.g. Tax Increment Financing), so incentivizing redevelopment through payment of environmental due diligence is attractive to developers, but we have no tools available at a local or territorial level.

The reuse goals for Guaynabo's priority brownfield sites are to create greatly needed low and moderate income housing, modern commercial and industrial development, high wage jobs, and increased tourism focused development. With a budget currently only able to provide essential services and much-needed infrastructure maintenance, we lack the discretionary funds necessary to complete the proactive assessment and planning activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek out and invest in them, and eliminating the risk to the health and wellbeing of our residents and environment. Target area residents have high unemployment and low income where new jobs created by brownfield redevelopment will maximize return-on-investment. Ultimately, this EPA grant will allow us to fulfill our revitalization needs for our target area.

2.a.ii. Threats to Sensitive Population, (1) Health or Welfare of Sensitive Populations:

Guaynabo has a very high proportion of minorities and poor, especially children and elderly. This is even more evident in the target area, where nearly 100% of the population is minority, and 50% live in poverty compared to 14.6% for the U.S. 49% of Bay Area households have an income below \$15K/yr compared to just 12% in the US (2018 ACS). Other sensitive populations are also impacted. 24% of our population suffers from a disability, twice the percentage of the US (12.7%) (2018 ACS). Contaminants suspected in our brownfields such as metals, petroleum, VOCs, SVOCs, PAHs, PCBs, glycols, lead paint, and asbestos are potentially causing as yet unknown harm, raising significant environmental justice issues. The result is the exposure of a large number of our less fortunate residents to soil, water, and air contamination present on these brownfields with little ability to improve their condition. For example, 2 out of 5 priority sites (Abandoned Store and Auto Parts Store), are located 350 feet or less to an elementary school and all adjoin a low-income, minority neighborhood. These sites are potentially impacted with asbestos, lead paint, mercury, VOC's, PCB's, and other contaminants known to cause various cancers and infant mortality which are experienced by Guaynabo' residents at a much higher rate than the nation (2.a.ii(2)). The proximity of such a large number of brownfields to low-income neighborhoods and sensitive populations (elderly, children, disabled) in our target areas drives down housing values, suppresses commercial investment, and limits residents' access to adequate employment, resulting in a distinct disadvantage to target area residents with no real relief in sight, if nothing changes. The Abandoned Store and Auto Parts Store's proximity to the school introduces health threats associated with contaminant exposure to a large group of children.

This grant will help inform us of the environmental conditions at our brownfields and help identify opportunities to reduce the risk of exposure, eliminate sources of contamination, improve the ecological health of our community, reduce the risk to sensitive populations discussed above, and incorporate livability and equitable development principles.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: All our priority sites are known or believed to be impacted by some or all of the following: petroleum, metals, PCBs, and VOCs. Studies on the health effects of exposure to these contaminants has been linked to higher incidences of thyroid cancer, of which the rate in Puerto Rico (28.7/100,000) is over 100% higher than the US (PR Dept. of Health). Target area brownfields are also known or believed to be contaminated with petroleum, which is known to cause several types of cancer. Cancer incidents in men in Guaynabo are 20% higher than in PR. Moreover, lead and other metals, as well as VOCs, PAHs, and petroleum constituents are believed to be present on priority sites. These are known to be a threat to unborn children and infants, and the infant mortality rate in PR is 25% higher than the US according to the CDC. Although some data is not available at the municipality level, this data is believed to represent Guaynabo. Each of the priority sites contain at least one of these contaminants, and every priority site adjoins low income neighborhoods potentially directly linking adverse health conditions to disadvantaged populations.

Currently, there are 41 Guaynabo properties that have environmental records in the EPA's EnviroFacts database. 50% of the housing stock was built prior to 1979 according to the 2018 ACS and older homes have a greater risk for high lead levels from paint. Because of the presence of toxic chemicals and their inevitable impact on the environment near residents' homes, many operating commercial and industrial facilities add to the environmental threat. **Removal of environmental contaminants at brownfields in our community will reduce exposure to our residents, which will help to reduce the disproportionate incidences of disease and other poor health outcomes that disadvantaged populations are currently experiencing.** The first step is assessment of the environmental conditions of target area brownfields. Funding from this EPA grant will initiate the revitalization of the Bay Area by providing the infusion of capital needed to clarify the environmental conditions of brownfields, reducing the hesitation of developers to invest in redevelopment in our community. The transformation of brownfields into productive residential, commercial, and industrial properties will improve the health of the community.

2.a.ii(3) Disproportionately Impacted Populations: The public health impact from target area brownfield properties and industrial operations, and their proximity to impoverished and minority residents has disproportionately exposed them to environmental pollutants such as lead, VOCs, asbestos, PCBs, etc., resulting in an inability to improve or in some cases, maintain their health and wellbeing. Per the Urban Institute/Center on Society and Health (2015), low-income residents become sick more frequently and more quickly, and die at younger ages on average than those in more affluent communities. For decades, Bay Area residents in Guaynabo have suffered extraordinarily low wages and a very high poverty rate. The devastation left by the hurricanes added unprecedented financial burdens to our already poor residents through storm damage costs, loss of work, loss of basic necessities, and very slow recovery. The loss of once thriving industries has left a void in the community, especially in the target area. Half of the Bay Area residents live in poverty, nearly all of which are currently not even making a living wage (2.a.ii(1), making it clear that target area residents suffer dramatic wage disparities. The EPA's EJScreen tool indicates that target area residents are in the 95-100th percentile of US citizens in close proximity to ozone and PM 2.5 pollution. Our impoverished and minority residents are at a distinct disadvantage, and there is little incentive for residents to maintain their own properties, let alone contribute meaningful change to the community, resulting in significant environmental justice concerns.

The EPA grant will reduce threats by funding environmental investigation needed to trigger stalled cleanup and redevelopment on priority sites. **Adding new jobs and housing in the target area will create gainful employment and safer living conditions for Bay Area residents.** Opportunities will be created to improve the state of our housing by both redeveloping sites as low income residential and taking advantage of other federal programs (e.g. CDBG) to fund lead paint abatement and other residential improvement. Increased employment, higher wages, and new development on brownfields will create a sense of pride and ownership of the neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in the community, multiplying investment in the Bay Area. Funding from an EPA grant will help stimulate investment in brownfield properties by funding environmental due diligence tasks that are a common stumbling block for land recycling in our community, greatly improving the economic status and health of residents near brownfields.

2.b. Community Engagement, i. Project Involvement & ii. Project Roles: Several local groups have pledged a supporting role for our brownfields program (Table 2). This assemblage of organizations is best suited to engage the community at a grass roots level. They also have regional influence and local ties, maximizing the benefits they bring to the project. A brownfield committee is being assembled from these and other entities, including members of the general public, to provide input inventory and site prioritization, redevelopment plans, economic development input, and community engagement efforts, among others. The committee plans to meet 2-4 times/year to discuss our brownfields program.

Table 2 – Project Partners

Org. Name	Point of Contact	Description and Project Roles
Send Relief Puerto Rico, Inc.	Jonathan Santiago, Director 770-410-6087	Domestic mission agency of the Southern Baptist Convention, offering resources, job training, and events to help engage in humanitarian relief work and emergency response after natural disasters. Will help with inventory/prioritization, promote/assist with job training opportunities, participate in community outreach events, and assist with reuse planning focusing on projects that provide aid to low income residents

Guaynabo Development Enterprise, Inc.	Mario González La Fuente, Executive Director 787-509-9629	Community development organization established to assist the Municipality in the administration, promotion, and development of commercial/industrial properties. Will assist with prioritizing sites, planning priority site redevelopment, identifying additional resources to fill redevelopment funding gaps, and marketing sites for reuse
Provider Network Solutions	Attorney Nardy G. Delgado, Owner 787-454-8339	Partnership established to administer Health Services provided by the Municipality, in collaboration with the Municipal Emergency Management Agency. Will be involved in health monitoring in the Municipality as well as sharing of information and participating in community engagement events.

2.b.iii. Incorporating Community Input: Guaynabo has a well-established culture of community involvement that we will maintain for this grant. Due to COVID-19, we are not holding in-person events. Instead, we have prepared a fact sheet explaining the grant program, our application, and our anticipated outputs/outcomes which is available on our website and in print in municipal offices. **A total of 10-15 meetings will be held during the 3 year grant** to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, any mitigation measures from the cleanup and redevelopment activity, and reuse planning. Of these, 2-4 brownfield committee meetings will be held each year, and 4-6 public meetings will be held throughout the grant period. Meetings, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. Virtual meetings (Zoom, Teams, etc.) and surveys (SurveyMonkey) will be used when social distancing or other restrictions limit in-person community meetings due to Covid-19 or other causes. The community participants will be updated on advances throughout the grant, and will be encouraged share input through comment opportunities on municipal and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. Because we have a significant non-English speaking population, Guaynabo has multi-lingual personnel on staff who will interpret presentations and translate documents in Spanish and English. We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield reuse project and will continue to do so throughout the grant period. A public meeting will be held in the first two quarters of the grant period to discuss the goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. We will contact regional developers to bring awareness of the reuse opportunities the priority sites offer. When developers are identified, they will attend public meetings to share their plans for redevelopment. Municipality staff will catalog stakeholder input for use as a reference when determining assessment and redevelopment priorities. As the project progresses, we will actively involve stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on site reuse. When input is received, we will evaluate it against our development vision and available resources, adopting feedback that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress, a. Description of Tasks/Activities & Outputs: Guaynabo will begin grant-related activities immediately upon award confirmation, working to prepare a Work Plan approved by the EPA PM/PO. Once the Work Plan is approved, we will select a Qualified Environmental Professional (QEP) in accordance with federal procurement regulations (2 CFR 200.317 - 200.326). The Municipality has begun developing a brownfield inventory and will use it as a tool to help accomplish brownfield reuse goals. Inventoried sites are prioritized based on the following criteria, in no order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input. Brownfield redevelopment progress will be carefully tracked with regular entries into ACRES, public meetings, and coordination with the consultant. In-kind tasks are noted in the budget calculations. Guaynabo and its consultant will complete the following tasks:

Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization

i. Project Implementation: Municipality staff will travel to the Puerto Rico Brownfields Week and the national brownfields conference, participate in calls, meetings, and correspondence between the Municipality, QEP, EPA, etc. to manage the grant's cooperative agreement. Complete Quarterly, DBE, Annual reports and ACRES database entries will be updated quarterly or more frequently if needed. We will carefully track contractor costs, comparing to the budget, expenditures, project progress and

milestones. This will ensure the timely expenditure of grant funds within the prescribed three-year project period. Under the direction of the Municipality, the QEP will also prepare, update, and prioritize the inventory under this task.

ii. Anticipated Project Schedule: QEP selected through a competitive bidding process before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period

iii. Task/activity Lead(s): Guaynabo & QEP

iv. Output(s): Travel-Municipal staff to regional and national brownfields conferences/meetings; prioritized inventory; project performance reports: Quarterly Reports, ACRES Entries, DBE reports, annual reports, etc.; calls, meetings, and correspondence between the Municipality, QEP, EPA, etc. to manage the grant's cooperative agreement.

Task/Activity 2: Env. Investigation

i. Project Implementation: Eligibility determinations will be completed under this task; The QEP will complete Phase I ESAs activities on sites selected by the Municipality. All Phase I ESAs will be conducted by/in accordance with the ASTM standard for Phase I ESAs (E1527-13) and the All Appropriate Inquiry (AAI) rule. Areas of focus will include those already identified as priority sites listed in Table 1; The QEP will prepare a Quality Assurance Project Plan (QAPP) which must be approved by the EPA. Once approved, the QEP, directed by the Municipality, will complete Phase II ESAs (after the completion and EPA approval of the Sampling & Analysis Plan/Health & Safety Plan (SAP/HASP) based on environmental conditions identified in the preceding Phase I ESAs.

ii. Anticipated Project Schedule: Request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 11th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted before end of grant period.

iii. Task/activity Lead(s): Guaynabo & QEP

iv. Output(s): 10-12 Phase I ESAs; Quality Assurance Project Plan (QAPP), est. 6-10 Phase II ESAs.

Task/Activity 3: Clean-up Planning:

i. Project Implementation: The QEP, directed by the Municipality, will prepare site specific clean-up plans/documents, including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up funding development (1.c.i).

ii. Anticipated Project Schedule: Prepared after Phase I and II ESAs are complete, contamination is present, and cleanup is even necessary. Task 3 activities will continue throughout the grant period

iii. Task/activity Lead(s): QEP

iv. Output(s): 5-10 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

i. Project Implementation: 4-6 public meetings will be held during the grant period to update the community on ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. The Municipality will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, and outreach efforts will inform the public on the progress of investigation/cleanup planning activities and provide marketing resources for future development.

ii. Anticipated Project Schedule: 2-4 brownfield committee meetings planned per year and 1-2 public meetings planned per year with the 1st planned for the 2nd Quarter of the grant period

iii. Task/activity Lead(s): Guaynabo & QEP

iv. Output(s): 4-6 public meetings to update the community on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc.

We will work diligently to assure startup activities are completed per the task and schedule above. The Municipality will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the cooperative agreement contract. The Cooperative Agreement period is 3 years, however, because there is an extremely high

demand for assessments, it is likely that funds will be spent prior to the end date. If additional grant funded activities occur at properties not listed as priority sites, they will occur after the inventory and prioritization is finalized (early 2nd quarter as indicated above). We are proactively communicating with representatives of privately-owned brownfields to gain access in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and redevelopment. These discussions create a positive dialog between property owners, local government, and impacted citizens. Prior to applying for site eligibility under the grant, an access agreement will be prepared and executed for each site being considered.

3.b. Cost Estimates: The Municipality will allocate \$242,300 to Phase I and II ESAs, equaling 81% of the grant directly to ESAs. The costs outlined in Table 3 were developed anticipating tasks needed to efficiently identify, characterize, and plan for the remediation of the priority sites in Table 1.

Table 3 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv/Prioritization	2.Phase I/II ESAs	3. Clean-up Planning	4. Community Outreach & Involvement	Budget Category Total
	Travel	\$3,000				\$3,000
	Supplies				\$200	\$200
	Contractual ²	\$12,000	\$242,300	\$30,000	\$12,500	\$296,800
TOTAL BUDGET		\$15,000	\$242,300	\$30,000	\$12,700	\$300,000

¹Only budget categories with costs in Table. ²In accordance with Federal, Territorial, and local procurement regulations.

Funds from one category might be allocated to another as the need arises, depending on the environmental concerns that appear as environmental investigations are conducted. Grant tasks will be completed at the anticipated costs per unit with the following anticipated outputs/outcomes:

1. Program Management, Training Support, Inventory/Prioritization - \$15,000 – **Travel** (Attend National Brownfields Conf.): airfare x 2 @ \$1,000, 2 rooms, 3 nights lodging @ \$1,400, meals @ \$450, ground transportation @ \$150 = \$3,000), **Contractual:** total \$12,000, includes approximately 104 hrs. \$77/hr. = \$8,000 for inventory, and approximately 52 hours \$77/hr = \$4,000 for program management. In addition, existing funds supporting Municipality staff (\$8,000) will be offered in-kind for this task.

2. Env. Investigation - \$242,300 – **Contractual:** 11 Phase I ESAs at an average cost of \$3,500 = \$38,500, & 6-10 Phase II ESAs at an estimated cost of \$20,000-\$40,000 (depending on site complexity/environmental conditions) = \$203,800. Though our budget will support 11 Phase I's and 6-10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in Table 1.

3. Clean-up Planning: \$30,000– **Contractual:** 5-10 clean-up plans expected to cost \$3,000-\$6,000 each = \$30,000.

4. Community Outreach & Involvement: \$12,700 – **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$200, **Contractual:** approximately 162 hours over three years at an estimated \$77/hr = \$12,500.

3.c. Measuring Environmental Results: Tracking, measuring, and evaluating progress will be achieved through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a are not being met, we will create a corrective action plan to identify deficiencies and make the appropriate adjustments necessary to achieve the anticipated outputs on schedule. Further, the Assessment Grant will have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels cleaned up/redeveloped, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in quarterly reports and ACRES submittals as data becomes available, which will allow the EPA to better evaluate and highlight the grant program success. At the close of the project, the Municipality will provide a final report to the EPA and our residents summarizing project outputs and outcomes.

4. Programmatic Capability & Past Performance, a. Programmatic Capacity, i. Organizational Structure & ii. Description of Key Staff: Guaynabo's Office of Federal Affairs (OFA) will manage this grant. Assistance will be sought from a qualified consultant to assist in grant management activities, but the majority of programmatic management will be conducted by the Municipality. This office has previously managed many other economic development resources valued at over \$50M in the past 5

years, including those listed in 4.b. The OFA, supported by other municipality staff have the technical, financial, and administrative ability in place to implement this grant project successfully. Mr. Ramón Meléndez, Director of Federal Programs will serve as the Project Manager and will handle the day to day programmatic tasks, oversee/manage the work performed by the QEP, and will lead community outreach activities. Mr. Meléndez has been with Guaynabo and managing federal funds, including grants, for 3 years, 1 year as the Federal Programs Director. He has been integral to the success of many other grant programs in which Guaynabo has participated, including those listed in b.4.b.ii(1), and has extensive experience managing grant activities for the municipality. Mr. Meléndez will be assisted by Ms. Sonia Machuca, also in the Federal Programs Dept. She has 39 years' experience working with Federal Programs. Meléndez and Machuca will use their previous brownfield redevelopment and economic development experience to seek redevelopment opportunities for those sites without secured redevelopment contracts. Guaynabo's Director of Finance, Edwin Reyes, will serve as the Grant Financial Manager and will be responsible for accounting and financial reporting. He has worked in government finance for over 15 years, the last 2 in Guaynabo. His experience includes the finances related to federal grants. Mr. Reyes will be assisted by the Guaynabo Department of Finance staff. Staff assigned to this project have all worked for the Municipality for at least 2 years, and each have experience managing federal grants and associated funding.

The depth of the Municipality's team will allow for a seamless transition to other experienced members. This level of involvement will allow for another member of the team to assume project management duties if it becomes necessary. Municipality staff has a history of working cooperatively with PR and federal environmental agency personnel and engaging qualified environmental consultants.

4.a.iii. Acquiring Additional Resources: The Municipality will have the aforementioned staff overseeing the application process, as well as the acquisition of additional resources. Through a competitive bidding/procurement process, we will select a QEP in accordance with federal procurement regulations (2 CFR 200.317 through 200.326) and with experience with EPA Brownfields Grants and working with the PR Department of Natural and Environmental Resources (DNER). The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed three-year project period. This team will be supported by other municipal departments including finance, utilities, engineering, the legal department, and the office of the Mayor. As appropriate, we will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 2 TAB program) to maximize the incorporation of community input.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements, (1) Purpose & Accomplishments: Guaynabo has not received an EPA Brownfields grant, however, we have received other federal/non-federal assistance agreements. Table 4 lists some agreements received in the past 3 years.

Table 4 – Past Federally Funded Assistance Agreements

Funding Source	Project/Year	\$ Received	Outputs/Outcomes
Federal Emergency Mgmt. Agency (FEMA)	Emergency response after hurricane 2019	\$672,073	Emergency repairs after hurricane. Included repair of 3 municipal buildings and one public art space (statue and landscaping with a roundabout
Community Development Block Grant (CDBG)	Coronavirus relief funding 2020	\$1,235,443	Provide COVID-19 testing & diagnostic services; rehab & construction of facilities for testing and treatment, job training and housing assistance to low income families, financial assistance to businesses, etc.
HUD Section 8 Program	Low Income Housing 2019	\$2,621,336	305 low income families provided with safe, affordable housing

4.b.ii(2) Compliance with Grant Requirements: All funding assistance agreement terms and conditions were met for the above-mentioned projects, including reporting of the number of residential units rehabilitated and who/where/how many received benefits under the housing rehabilitation program, financial reports, and quarterly progress reports were completed. **All grant goals, outputs, and outcomes (indicated in Table 4) of the previous grants were achieved, and all reports discussed were completed in a timely manner.** Because goals, outputs, and outcomes were met without incident, no corrective measures were necessary or taken. The Municipality is fully compliant with the terms and conditions of these grant programs and follows all reporting and performance protocols.

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Municipality of Guaynabo meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of the Territory of Puerto Rico. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. Guaynabo will utilize numerous means to engage the community, solicit public and stakeholder participation, and advertise public meetings. Outreach events will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. Virtual meetings (Zoom, Teams, etc.) and surveys (SurveyMonkey) will be used when social distancing or other restrictions limit in-person community meetings due to COVID-19 or other causes. Regular public meetings have already been and will continue to be held to engage the public and encourage stakeholder and residents' participation in the EPA grant funded Brownfield activities. See Section IV.E.2.b. of the Narrative/Ranking Criteria for further information.

III.B.2 Community Involvement

III.C. Expenditure of Assessment Grant Funds

This criterion is not applicable as Guaynabo is not a current EPA Brownfields Assessment Grant recipient.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

MUNICIPALITY OF GUAYNABO

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0911139440000

d. Address:

* Street1:

PO BOX 7885

Street2:

* City:

GUAYNABO

County/Parish:

* State:

PR: Puerto Rico

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

00970-0000

e. Organizational Unit:

Department Name:

FEDERAL AFFAIRS OFFICE

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Ramon

Middle Name:

A.

* Last Name:

Melendez-Orsini

Suffix:

Title:

DIRECTOR OF FEDERAL AFFAIRS

Organizational Affiliation:

MUNICIPALITY OF GUAYNABO

* Telephone Number:

787-920-7007

Fax Number:

* Email:

rmelendez@guaynabocity.gov.pr

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 Municipality of Guaynabo - Community-Wide Brownfields Assessment Grant for Hazardous Substances and Petroleum

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 00-000

* b. Program/Project 00-000

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Angel

Middle Name: A.

* Last Name: Perez-Otero

Suffix:

* Title: Mayor

* Telephone Number: 787-720-4040 Fax Number:

* Email: perezotero@guaynabocity.gov.pr

* Signature of Authorized Representative: Ramon Melendez Orsini * Date Signed: 10/28/2020